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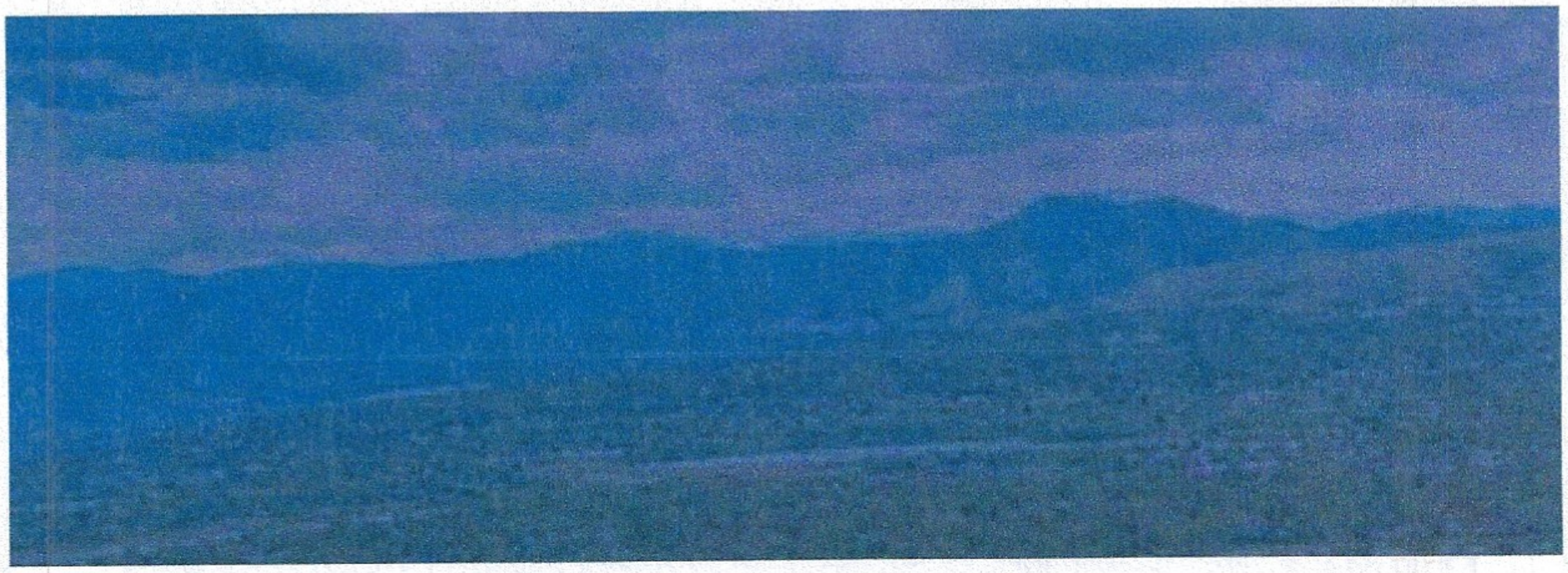
Van Lewis

From: Sana Hasan <shasan@ltgc.com>
Sent: Tuesday, August 11, 2026 5:04 PM
To: Van Lewis
Subject: Greater Metro Denver Market Report | August 2026



Van,

With nearly six decades of Colorado real estate experience under our belt, we are still forging new trails every day. We constantly evolve our systems, expand our offerings, and sharpen our perspective.

Below are key market highlights from July 2026 for the Greater Metro Denver area (Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson).

In July 2026, the Greater Metro Denver market experienced a late-summer seasonal cooling, marked by a 4.38% month-over-month decline in new listings to 5,284 units; though this still represents a 4.72% uptick compared to July 2025. Total active inventory edged up 2.36% month-over-month to 12,632 properties, but remains down 5.04% year-over-year. The overall months supply of inventory (MSI) rose slightly to 3.74 months— a 2.56% increase from June, but down 3.77% annually— keeping the broader market in balanced territory.

Buyer activity slowed noticeably, with pending sales dropping 6.76% month-over-month and closed transactions falling 9.52% to 3,661 units, down 2.09% year-over-year. Properties took longer to sell, averaging 48 days in the MLS—an 11.63% increase from June and up 7.87% from last year. Property-type divergence remained pronounced: detached single-family homes saw their average sold price soften 1.63% month-over-month to $809,860, yet held a strong 4.40% year-over-year gain. Attached properties saw a slight 0.61% monthly drop in average price to $429,003, but ticked up 1.99% compared to last July. For consumers, longer marketing times and growing inventory mean buyers have gained additional leverage and decision-making time, while sellers of detached properties continue to capture solid annual appreciation.

Note

Highlights are below. **If you are interested in viewing the full report, please reach out to me directly.**

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Average Sales Price

The average sales price for detached single-family (DSF) homes increased 4.40% YoY to $809,860. Attached single-family (ASF) homes saw $429,003. This was a 1.99% increase compared to last year at this time.

New Listings

In July, there were 5,284 new listings (both DSF and ASF). This was a decrease of 4.38% when compared to June 2026 and a 4.72% increase when compared to last year. There were 3,818 detached new listings, a decrease of 6.42% when viewed MoM and a 5.03% increase when compared to last year.

Active Listings

July saw active detached and attached listings at 12,632 - a 5.04% decrease when viewed year over

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year. Detached active listings landed at 8,085, and attached active listings saw 4,547 in July.

Pending Sales

There were 3,391 pending sales for both detached and attached in the metro area, a 6.76% decrease from last month and a 4.51% decrease when compared to last year.

Closed Listings

There were 3,661 sold listings (both attached and detached) - a 9.52% decrease month-over-month and a 2.09% decrease year-over-year.

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